

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- March 23, 1966

Appeal No. 8632 Benedict C. Cosimano et ux, appellants

The Zoning Administrator of the District of Columbia, appellee

On motion duly made, seconded and carried, with Mr. Hatton dissenting, the following Order was entered by the Board at its meeting on March 30, 1966.

EFFECTIVE DATE OF ORDER: May 19, 1966

ORDERED:

That the appeal for a variance from the side yard requirements of the R-1-B District to permit a one story rear addition to dwelling at 3505 Fulton Street, N.W., lot 3, square 1942, be granted.

From the record and the evidence adduced at the public hearing, the Board finds the following facts:

(1) Appellant's lot has a 50 foot frontage on Fulton Street. The lot has an irregular shape. The west lot line is 101.79 feet; the north west line is 24.93 feet; the north lot line is 32.9 feet; and the east lot line is 120 feet.

(2) Appellant's lot is improved with a single family detached dwelling.

(3) Appellant proposes to erect an 8.9 x 18 foot addition to the existing porch.

(4) Appellant's side yard is now 7 feet and the addition will be flush with the existing structure.

(5) Section 3305.1 provides that there be an 8 foot side yard for dwellings in the R-1-B District.

(6) No opposition was registered to the granting of this appeal at the public hearing.

OPINION:

The Board is of the opinion that appellant has proved a hardship within the meaning of the variance clause of the Zoning Regulations.

Further, the Board concludes that the erection of this addition will not exceed the lot occupancy for the R-1-B District. Although the addition will continue the nonconforming side yard, the Board holds that the proposed addition will not have a detrimental effect on the neighborhood and will be consistent with the purpose and intent of the Zoning Regulations.